

THE INFORMATION SHOWN ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING LLC.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, UTILITIES, WETLANDS, OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

WORCESTER COUNTY ATLANTIC COASTAL BAYS  
CRITICAL AREA NOTE

THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA.

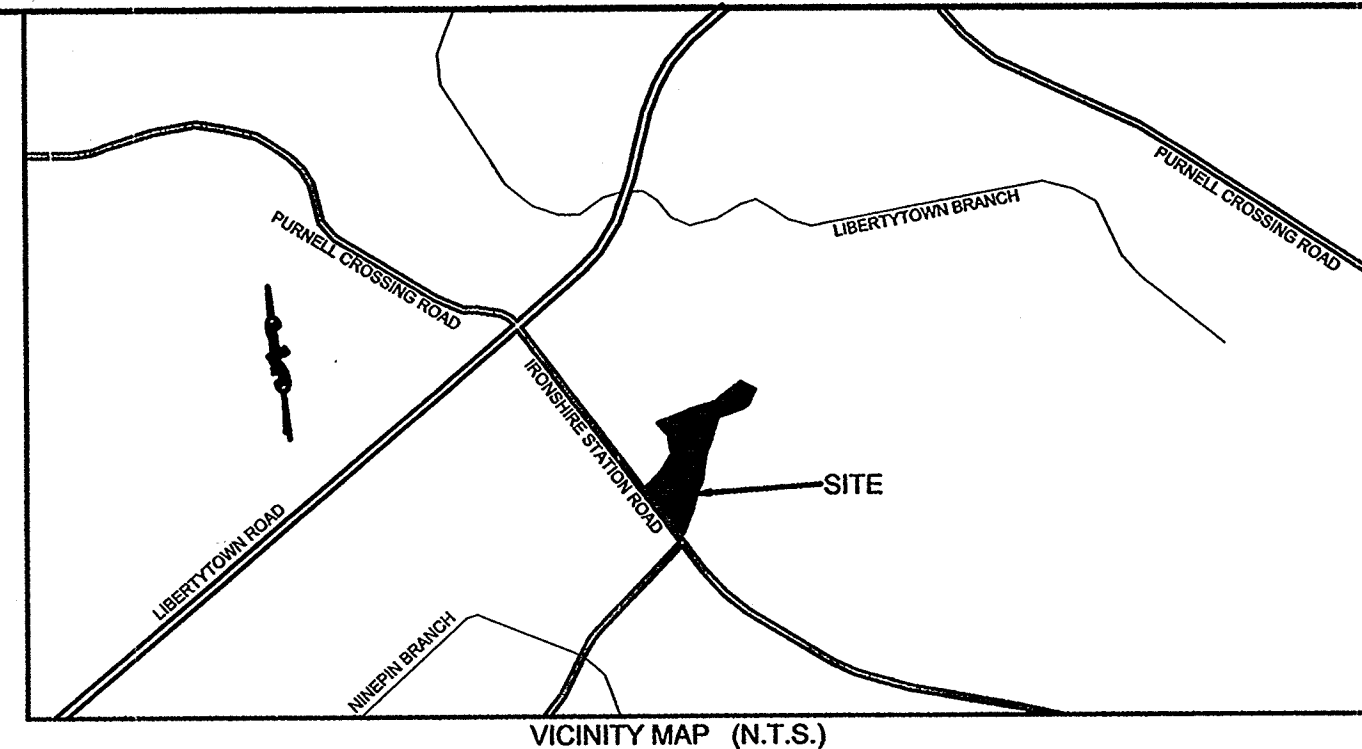
WORCESTER COUNTY FOREST CONSERVATION NOTE:

PARCEL 6 & AGRICULTURAL LOT 1A:

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THIS SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S CURRENT FOREST CONSERVATION LAW.

LOT 2A:

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 20,000 SQUARE FEET OF FOREST, AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT - IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.



WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 2A:

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS, MEETING THE CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE. THE BUILDABLE AREA IS LIMITED, AND ANY FUTURE ADDITIONS, DECKS, POOLS, PORCHES, SHEDS, ETC... MAY BE PROHIBITED OR MAY NOT BE ABLE TO BE LOCATED WHERE THE OWNER WOULD LIKE THEM.

PARCEL 6:

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 SQ.FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL

APPROVING AUTHORITY - WORCESTER COUNTY  
DATE 10/8/15

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING LISTED WIDENING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A 5' FOOT STRIP ALONG IRONSHIRE STATION ROAD WAS PREVIOUSLY OFFERED TO WORCESTER COUNTY PER PLAT RECORDED S.V.H. 17470

OWNER: SANDRA E. SAVAGE  
8019 IRONSHIRE STATION ROAD  
BERLIN, MD. 21811  
DATE 10-4-15

OWNER: ROLAND L. SAVAGE  
8019 IRONSHIRE STATION ROAD  
BERLIN, MD. 21811  
DATE 10/4/15

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

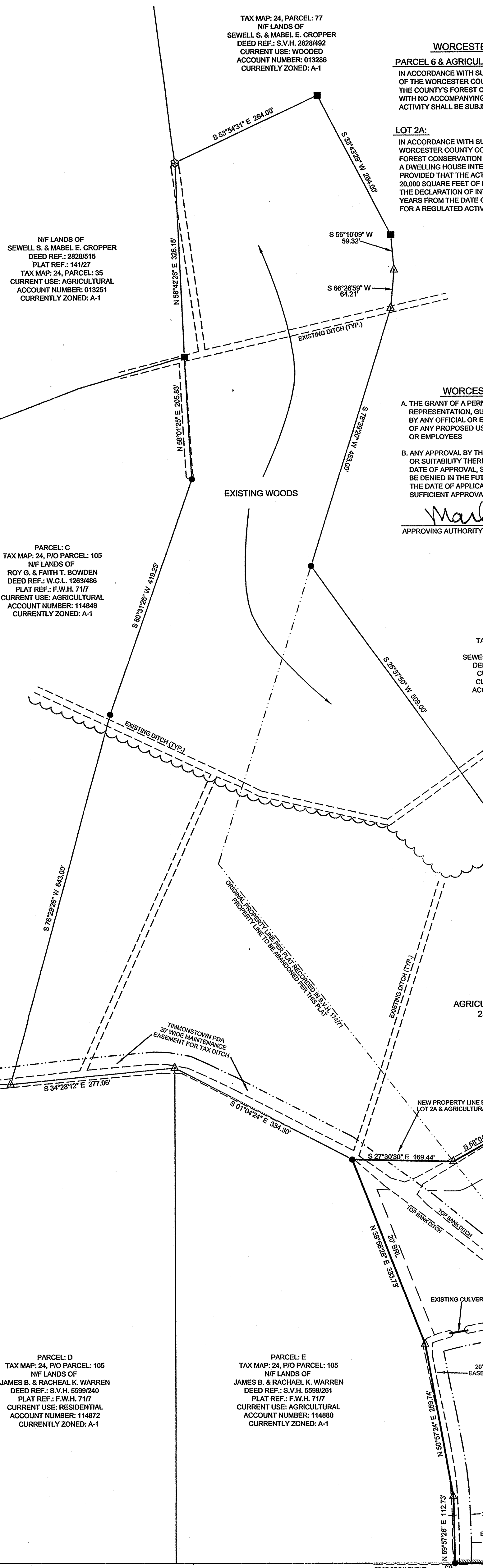
RUSSELL T. HAMMOND  
PROFESSIONAL LAND SURVEYOR #21329  
DATE 10/2/15

COORDINATE TABLE (ASSUMED DATUM)

DESCRIPTION	NORTH	EAST	ELEV.
PROP. COR. ①	7170.760	4473.186	N/A
PROP. COR. ②	8056.487	3987.296	N/A
PROP. COR. ③	8040.007	4914.043	N/A
SRA COR. ④	8140.579	4641.373	21.6'
SRA COR. ⑤	8213.192	4529.546	21.6'
SRA COR. ⑥	8276.094	4570.391	21.6'
SRA COR. ⑦	8203.481	4682.217	21.6'
SP-1	8143.368	4640.266	21.7'
SP-2	8215.379	4536.944	21.6'
SP-3	8266.689	4570.118	21.6'
SP-4	8200.788	4672.876	21.6'
SRA COR. ⑧	7881.517	4489.302	N/A
SRA COR. ⑨	7788.904	4601.128	N/A
SRA COR. ⑩	7726.001	4560.284	N/A
SRA COR. ⑪	7798.614	4448.457	N/A

NOTE: ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM. ELEVATIONS ARE REFERENCED TO GEODETIC DISK - IRON 1962

03/6/15



IRONSHIRE STATION ROAD 40' ROW

GENERAL NOTES:

- OWNER(S) OF RECORD: ROLAND L. & SANDRA E. SAVAGE  
8019 IRONSHIRE STATION ROAD  
BERLIN, MD 21811  
PAULINE MOLNAR FOR LIFE  
C/O SANDRA E. SAVAGE  
8019 IRONSHIRE STATION ROAD  
BERLIN, MD 21811
- TAX MAP 31, PARCEL 6, TAX ACCOUNT NO. 015829  
TAX MAP 24, PARCEL 46, TAX ACCOUNT NO. 013758
- DEED REFERENCE (PAR. 46): S.V.H. 3324/574  
DEED REFERENCE (PAR. 6): S.V.H. 3324/577  
PLAT REFERENCE: S.V.H. 17470
- ZONED: A-1  
SETBACKS: FRONT = 60' FROM CENTER OF ROAD  
SIDES = 20', REAR = 50'  
BUILDABLE AREA = GREATER THAN 2.5 ACRES± (LOT 2A & PARCEL 6)
- A 5' WIDE STRIP WAS PREVIOUSLY DEDICATED TO WORCESTER COUNTY (PER PLAT S.V.H. 17470) FOR FUTURE ROAD WIDENING AND UTILITY PURPOSES.
- THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE. ALL STRUCTURES WITHIN 50' OF A NEW PROPERTY LINE HAVE BEEN SHOWN.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 24047C0150H, DATED JULY 16, 2015. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A.
- THE TIMMONSTOWN PUBLIC DRAINAGE ASSOCIATION (P.D.A.) IS LOCATED ON THIS PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL 6 AND AGRICULTURAL LOT 1, ALSO ADJUSTING THE PROPERTY LINES BETWEEN AGRICULTURAL LOT 1 AND AGRICULTURAL LOT 2, WHILE CONVERTING AGRICULTURAL LOT 2 INTO LOT 2A.



- (IN FEET)  
1" = 100'  
MIN. ACCURACY = 0.1±
- DENOTES CONC. MON. FOUND
  - DENOTES IRON PIPE FOUND
  - ▲ DENOTES UNMARKED POINT
  - DENOTES GUM TREE STUMP
  - DENOTES IRON ROD SET

ORIGINAL PARCEL/LOT	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA	NEW PARCEL/LOT
AGRICULTURAL LOT 1	12.53 AC±	12.37 AC±	1.68 AC±	23.22 AC±	AGRICULTURAL LOT 1A
AGRICULTURAL LOT 2	17.27 AC±	1.06 AC±	12.37 AC±	5.96 AC±	LOT 2A
PARCEL 6	4.74 AC±	0.62 AC±	N/A	5.36 AC±	PARCEL 6

BOUNDARY LINE ADJUSTMENT AND CONVERSION PLAT  
LANDS OF ROLAND L. & SANDRA E. SAVAGE  
AND  
CONVERSION OF AGRICULTURAL LOT 2 TO BE KNOWN AS LOT 2A  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND  
Surveying, LLC

SURVEYING - LAND PLANNING  
10310 Hotel Road Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076

DESIGNED BY	R. SAVAGE	SURVEYED BY	R.S.	FILE #	R-SAVAGE
DRAWN BY	R. SAVAGE	DATE	09/28/2015	SHEET	1 OF 1
CHECKED BY	R.T. HAMMOND	SCALE	1" = 100'		

"PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 10/08/2017.

P212-417

MSA 51257-8912